THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 658,444.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016. Notary Public MY COMMISSION EXPIRES: 6-20 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160056453 DEEDWARR
Recvd: 07/01/16 12:04 2 pgs
Fees:13.00 Taxes:2436.24
20160701-0067748

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorigen Lonergan	owner	MAP 105-09
835 Acklen Avenue		PARCEL 426.00
Nashville, TN 37203-5407		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Terrence B. Horgan and Cheryl Lynn Markman, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorigen Lonergan and Jeffrey Lonergan, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly half of the Easterly half of Lot No. 110 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly side of Acklen Avenue at a point 50 feet Westerly from the corner of Lots Nos. 109 and 110; thence with the Southerly margin of said avenue, Westerly 50 feet; thence Southerly 250 feet, more or less, with John A. Glenn's Easterly line to the Northerly Margin of an alley; Thence with the Northerly margin of said alley; Easterly 36 feet, more or less; thence Northerly 250 feet, more or less to the beginning.

Being the same property conveyed to Terrence B. Horgan and Cheryl Lynn Markman, husband and wife by Warranty deed from Maxwell F. Carroll and wife, Janelle W. Carroll of record in Book 5900, page 182, Register's Office for Davidson County, Tennessee, dated June 17, 1982 and recorded on June 18, 1982.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **835 Acklen Avenue, Nashville, TN 37203-5407.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of June, 2016.

Terrence B. Horgan

Cheryl Lynn Markman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terrence B. Horgan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2016.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cheryl Lynn Markman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2016.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public